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Construction Industry News from City Hall

*Superintendent of Central Inspection
Hurt Schroeder*

Plumbing

Drainlayers

This is another reminder to please call our office (268-4471) between 7:30 and 8:30 a.m. and let us know what time you are requesting the inspection that you have previously scheduled via the automated Telus system. Please **DO NOT** call for an inspection if it has not been scheduled via the automated Telus system. You **must** schedule your inspection via Telus before midnight of the day prior to your requested inspection date.

Seal Offs

There has been some confusion as to where seal off locations are to be made. Section 722.1 of the 1997 Edition of the Uniform Plumbing Code states in part: "Every abandoned building (house) sewer, or part thereof, shall be plugged or capped in an approved manner within (5) feet (1524 mm) of the property line."

Plumbing

When scheduling inspections for water heaters, contractors should advise their customers that an inspection by the Office of Central Inspection is required. Section 103.5.4 of the 1997 Edition of the Uniform Plumbing Code states in part: "It shall be the duty of the person requesting inspections, required by this code, to provide access to and means for proper inspection of such work."

Mechanical

Correction and Notice of Violations

Section 22.04.021 (116.5.1) of the Code of the City of Wichita, Kansas states: "Notices of Correction or Violation shall be written by the administrative authority and may be posted at the site of the work, mailed by registered letter or delivered to the permittee or his authorized representative. Refusal, failure or neglect to comply with any such notice or order within ten (10) days of receipt thereof, shall be considered a violation of this code and shall be subject to the penalties set forth elsewhere in this code for violations."

Phil Peterman, Acting Construction Inspection Supervisor, Plumbing/Mechanical

RESIDENTIAL FRAMING INSPECTIONS

TOP FIVE CORRECTIONS

1. Notches and holes bored in locations not allowed by the code:

Walls - Notching & Cutting

Exterior walls and bearing partitions, any wood stud may be cut or notched to a depth not to exceed 25% of its width. Cutting or notching of studs to a depth of not greater than 40% of the width is permitted in nonbearing partitions. **Bored Holes** A hole not greater than 40% of the stud width may be bored in any wood stud. Studs in nonbearing partitions may have holes bored up to 60% of their width. In no case shall the edge of the bored hole be nearer than 5/8 inch to the edge of the stud. Holes shall not be located in the same section as a cut or notch.

Rafters & Joists - Notching & Cutting

Notching at the ends of rafters or ceiling joists shall not exceed 1/4 the depth. Notches in the top or bottom of the rafter or ceiling joist shall not exceed 1/6 the depth and shall not be located in the middle one third of the span, except that a notch not exceeding 1/3 of the depth is permitted in the top of the rafter or ceiling joist not further from the face of the support than the depth of the member. **Holes bored** in rafters or ceiling joists shall not be within 2 inches of the top or bottom and their diameter shall not exceed one third the depth of the member.

2. Fire Blocking & Draft Stop Construction:

Fire blocks shall consist of 2 inch nominal lumber, 2 pieces of 1 inch nominal lumber, gypsum board, cement fiber board or other approved materials that

are securely fastened in place.

Draft stops shall not be less than 1/2 inch gypsum board, 3/8 inch wood structural panel, 3/8 inch Type 2-M particleboard or other approved materials adequately supported.

3. Floor Joist & Rafters Not Fastened Properly:

Joist to sill toenailing requires three (3) 8d nails. Rafter to plate toenailing requires three (3) 8d nails. When using joist hangers, all of the holes in the hanger must be filled with approved hanger nails.

4. Wall Wind Bracing:

Braced wall panels shall start not more than 8 feet from each end of a braced wall line. Construction of braced wall panels shall be by one of the methods found in Section 2320.11.3 of the 1997 Edition of the Uniform Building Code, they are too numerous to list in this article.

5. Basement Wall Sill Plates and Foundation Bolts:

The plate shall be a minimum of 2x6 with 1/2 inch by 10 inch anchor bolts at 36 inches on center, 2 per piece and within 12 inches of the end of each plate with a washer and nut. The anchor bolts are to be set at the center line of the plate and one additional plate may be added.

Ray Sledge, Construction Inspection Supervisor, Building Section

2000 BUILDING CODE REVIEWS

The Office of Central Inspection will soon be starting the review process of the 2000 International Building Code, the 2000 International Residential Code for One and Two Family Dwellings, and the Rehabilitation Code for Existing Commercial Buildings. The review committees are presently being formed and will be meeting in the near future. If you have any comments pertaining to the above mentioned building codes, you may call (268-4477) or FAX (268-4663) your comments to the attention of Richard Chamberlin, Plans Examiner or Paul Hays, Senior Plans Examiner.

Kurt Schroeder, Superintendent, Office of Central Inspection

Questions & Answers

Question: Does the Uniform Building Code allow the omission of sprinklers from rooms containing high-voltage electrical equipment?

Answer: No. The intent of the 1997 Edition of the Uniform Building Code (UBC) Section 904.4 was clarified with regard to electrical equipment in the 1991 Edition of the UBC. The new text allows the omission of sprinklers as follows:

When sprinklers are considered undesirable because of the nature of the contents or in rooms or areas which are of noncombustible construction with wholly noncombustible contents and which are not exposed by other areas. Sprinklers shall not be omitted from any room merely because it is damp, of fire-resistive construction or contains electrical equipment.

High-voltage electrical equipment can be expected to be de-energized by overcurrent protection devices immediately upon the application of

sprinkler water, thereby eliminating the electrical hazard. If the concern relates to a potential accidental discharge or leakage, we suggest the use of an auxiliary preaction valve which maintains system piping dry in the protected areas until a smoke-detection system senses smoke in the area. Water would then be released into the piping, but would not be discharged until adequate heat is present to fuse a sprinkler. Such a system is relatively fail-safe with respect to accidental discharge and leakage and meets code requirements for automatic fire-extinguishing system protection.

Item 1 in Section 904.4 is intended to give the building official and the fire chief some latitude in requiring sprinklers if a designer can demonstrate, *based on testing or other satisfactory methods*, that application of sprinkler water creates a significant problem which warrants omission.

The Heart of America Chapter of the International Conference of Building Officials is sponsoring a seminar on the 2000 International Residential Code May 15 and 16 at the Wichita Marriott hotel. The registration fee prior to May 1st is \$180 for the two day seminar and also includes lunch, break refreshments and evening banquet. After May 1st the registration fee will be \$210. For more information contact: Jim Hendershot at (316) 441-4421 or Jeff Prince at (316) 788-6632

Jim Cranford, C.B.O., Building Codes Administrator

ATTENTION SEWER CONTRACTORS:

Section 10.20.030 of the Code of the City of Wichita, Kansas, requires all persons, public utility corporations, plumbers and drain layers and all other persons authorized to do so, to obtain a permit before cutting any sidewalk or pavement, or make any excavation in any street, alley, or other public ground for the purpose of laying, repairing, or removing any pipes, underground wires or other conduits, or for any other purpose not specifically mentioned herein.

Please be advised that before doing any excavation work in a public street or alley right-of-way you must not only obtain the required permit(s) from the Office of Central Inspection, but also obtain either a pavement cut or excavation permit from the City Engineer's office. Please be prepared to provide us with your Sewer Permit number so that we can avoid any double billing errors.

A penalty up to double the cost of the permit will be charged for failure to call for inspections or obtain a permit in a timely manner for work performed on city right-of-way. If you have any questions, please call the undersigned at 268-4501.

Linda Firsching, Administrative Assistant, Engineering Division

2000 PLUMBING & MECHANICAL CODE REVIEWS

The Office of Central Inspection will soon be starting the review process of the 2000 International Plumbing Code, the 2000 Uniform Plumbing Code, the 2000 International Fuel Gas Code, the 2000 Uniform Mechanical Code and the 2000 International Mechanical Code. The review committees are presently being formed and will be meeting soon. If you have any comments pertaining to the above mentioned codes you may call (268-4471) or FAX (268-4663) to the attention of Dan Leidy, Construction Inspection Supervisor, Plumbing and Mechanical Section.

Kurt Schroeder, Superintendent, Office of Central Inspection



CITY OF
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THE CITY OF WICHITA